

SPARKS SENIOR CARE



SPARKS SENIOR CARE - 932 RIDGEBROOK ROAD
Sparks, Maryland

October, 2020

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DEVELOPMENT PROPOSAL:	
Proposed PUD Site Acreage:	6.95 ± Acres (302,872 ± SF)
Existing Zoning:	MLR, MH, ML
Existing Use:	Vacant (approved for 45,000-60,000 SF office building)
Proposed Use:	159,480 ± SF Senior Care Living Facility (total) 39,870 ± SF Senior Care Living Facility (footprint)
Permitted Density:	278 density units per BCZR Section 430.3.C.2
Proposed Density:	45.5 density units (.25 density units per bed)
Permitted Floor Area Ratio (FAR):	MLR 0.6 FAR MH 2.0 FAR ML 2.0 FAR
Proposed Floor Area Ratio:	MLR 0.544 FAR (Entire building is within MLR zoned portion of the PUD area - 293,079 ± SF) MH N/A (0 SF) ML N/A (0 SF)
Required # of Parking Spaces:	61 parking spaces (1 space per 3 beds)
Proposed # of Parking Spaces:	61 parking spaces

LEGEND

- (A)** Covered Drop-off Area (Porte Cochere)
- (B)** Existing Roundabout
- (C)** Handicap Parking/Accessible Route/
Short Term Visitor Parking
- (D)** 360 Degree Pathway System with Bench Seating
- (E)** Courtyard
- (F)** Memory Care Garden
- (G)** Landscape Screening
- (H)** Loading/Service
- (I)** Visitor/Employee Parking / Service Express Driveway



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SITE PLAN - ENLARGEMENT

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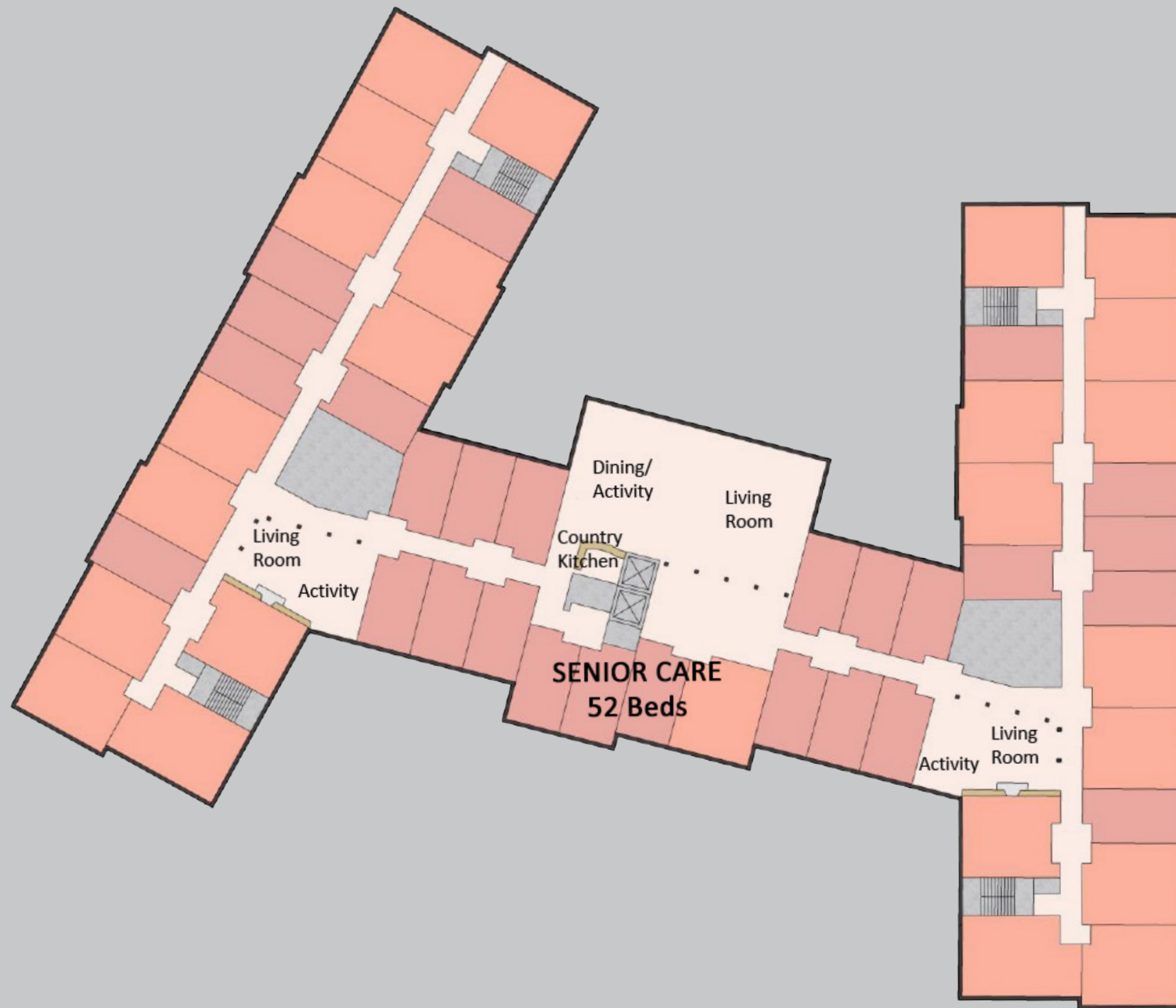
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FIRST FLOOR PLAN

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SECOND THROUGH FOURTH FLOOR PLANS

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PERSPECTIVE

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